

RESOLUTION OF BOSTON REDEVELOPMENT AUTHORITY
APPROVING AN URBAN RENEWAL PLAN
FOR THE TREMONT-MASON URBAN RENEWAL AREA

WHEREAS the Boston Redevelopment Authority proposes to undertake and carry out without Federal financial assistance under Title I of the Housing Act of 1949, as amended, an urban renewal project of the character contemplated by said Title I in that certain area, proposed as an urban renewal area, situated in the City of Boston, County of Suffolk, and Commonwealth of Massachusetts, and described as follows:

Beginning at the intersection of the northerly property line of number 163 Tremont Street now or formerly owned by Paragon Corporation and the easterly sideline of Tremont Street;

Thence running in a northerly direction along the easterly sideline of Tremont Street to the intersection of said sideline and the southerly property line of number 150 Tremont Street now or formerly owned by Thomas J. Diab;

Thence turning and running in an easterly direction along the southerly property line of number 150 Tremont Street to the intersection of said property line and the westerly sideline of Mason Street;

Thence turning and running in a southerly direction along the westerly sideline of Mason Street to the intersection of said sideline and the northerly property line of number 163 Tremont Street;

Thence turning and running in a westerly direction along the northerly property line of number 163 Tremont Street to the point of beginning.

WHEREAS the Boston Redevelopment Authority has made studies of the location, physical condition of structures, land use, environmental influences, and social, cultural, and economic conditions of the Project Area and has determined that the area is a decadent area;

WHEREAS a General Plan has been prepared and is recognized and used as a guide for the general development of the Locality as a whole;

WHEREAS there has been presented to the Housing and Home Finance Administrator a Program for Community Improvement (Workable Program) for Boston which, in the determination of said Administrator, meets the requirements of Section 101(c) of Title I of the Housing Act of 1949, as amended, and said determination is presently in effect; and

WHEREAS there was presented to this meeting of the Governing Body of the Boston Redevelopment Authority, for its consideration and approval, a copy of an Urban Renewal Plan for said Project Area, dated September 1, 1962, which plan is entitled "Tremont-Mason Street Project — Urban Renewal Plan", and consists of six pages and two exhibits;

WHEREAS the Urban Renewal Plan was reviewed and considered at said meeting:

NOW THEREFORE, BE IT RESOLVED by the Governing Body of the Boston Redevelopment Authority, as follows:

1. That the Urban Renewal Plan for the Project Area is based upon a local survey and conforms to the said General Plan, which is a comprehensive plan, for the locality as a whole, and to the Workable Program for Community Improvement for Boston,

2. That the Urban Renewal Plan is hereby in all respects approved and the Secretary is hereby directed to file a certified copy of said Urban Renewal Plan with the minutes of this meeting.

URBAN RENEWAL PLAN
TREMONT-MASON STREET PROJECT

1. The Proposed Land Use Map graphically shows boundaries of the Tremont-Mason Street Project.

2. The Tremont-Mason Street Project is generally described and bounded as follows:

Beginning at the intersection of the northerly property line of number 163 Tremont Street now or formerly owned by Paragon Corporation and the easterly sideline of Tremont Street;

Thence running in a northerly direction along the easterly sideline of Tremont Street to the intersection of said sideline and the southerly property line of number 150 Tremont Street now or formerly owned by Thomas J. Diab;

Thence turning and running in an easterly direction along the southerly property line of number 150 Tremont Street to the intersection of said property line and the westerly sideline of Mason Street;

Thence turning and running in a southerly direction along the westerly sideline of Mason Street to the intersection of said sideline and the northerly property line of number 163 Tremont Street;

Thence turning and running in a westerly direction along the northerly property line of number 163 Tremont Street to the point of beginning.

REQUEST FOR FHA 220 CERTIFICATION (Non-Assisted)
Project No. Mass.

Tremont-Mason Street Project
Boston Redevelopment Authority
Boston, Massachusetts

URBAN RENEWAL PLAN

PROPOSED
RENEWAL ACTION

CODE NO. NA 111(3)

The type of renewal action proposed for the entire Project Area is clearance and redevelopment. All properties within the Project Area are to be acquired and all structures demolished. The proposed reuse is an approximately 25-story building containing commercial, retail, general office, and residential uses.

REQUEST FOR FHA 220 CERTIFICATION (Non-Assisted)
Project No. Mass.

Tremont-Mason Street Project
Boston Redevelopment Authority
Boston, Massachusetts

URBAN RENEWAL PLAN	PROJECT AREA PLAN	CODE NO. NA 111(4)
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1. There are no proposed changes to existing street layouts.
2. a. The present zoning for the Project Area is General Business with a height limitation of 155 feet (B-155).
b. On September 5, 1962, the Board of Zoning Appeals granted a variance to the above height limitation, permitting a maximum height of 238 feet.
c. The zoning under the proposed zoning regulation is General Business with a floor area ratio of 10 (B-10).
3. No community facilities are within or proposed to be within the project area.
4. All properties within the Project Area are to be demolished and cleared to eliminate blighting conditions and provide a feasible development site.
5. There is no rehabilitation contemplated in the Project Area.
6. a. The primary uses permitted for the Project Area are residential and/or general office.
b. Secondary uses include:
 - (1) Retail and service establishments.
 - (2) Eating places and entertainment.
 - (3) Exhibition facilities.
 - (4) Landscaped open areas.
 - (5) Arcaded pedestrian ways.
c. Accessory uses include:
 - (1) Parking, enclosed only.

- (2) Accessory uses customarily incidental to any of the above permitted uses, provided such uses to not include the open air storage of materials, equipment or merchandise.

d. Building Regulations and Controls are:

- (1) Floor Area Ratio: not to exceed 14. Excluded from the computation of FAR are areas used for garage purposes, basement and cellar areas devoted exclusively to uses accessory to the operation of the structure and areas elsewhere in the structure devoted to housing mechanical equipment customarily located in basement or cellar, such as heating and air conditioning equipment, plumbing, electrical equipment, laundry and storage facilities.
 - (2) Height: from sidewalk or mean grade to the highest point of the roof shall not exceed 238 feet.
 - (3) Setback: no more than 20 feet from the Tremont Street parcel line for any major part of the building.
 - (4) Parking: must be enclosed. No less than 200 spaces nor more than 500 spaces must be provided.
 - (5) Loading Access: must be from Mason Street. No on-street loading will be permitted.
 - (6) Parking Access: must be from Mason and/or Tremont Street. Access from Tremont Street shall be limited to one curb cut not to exceed thirty (30) feet in width.
7. No additional maps, documents or statements are required by State or local law.
 8. The provisions and requirements of this plan shall be maintained and remain in effect for a period of 40 years from the date of the original approval of the Urban Renewal Plan by the City Council.

9. The Urban Renewal Plan may be modified at any time by the Re-development Authority, provided such modifications are minor in nature. Where the proposed modification will substantially change the Plan as previously submitted, the modifications must be approved by Boston City Council.

